



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6433

## PARCEL MAP NO. 062176

RPC/HO MEETING DATE CONTINUE TO

AGENDA ITEM  
#7

PUBLIC HEARING DATE  
December 4, 2007

<b>APPLICANT</b> Ying Chen Chen	<b>OWNER</b> Ying Chen Chen	<b>REPRESENTATIVE</b> Kyle Yeh
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### REQUEST

**Tentative Parcel Map:** To create one (1) multi-family lot with three (3) detached condominiums on a 0.41 gross acre site.

<b>LOCATION/ADDRESS</b> 5236 Myrtus Avenue [APN is 8574-014-044]		<b>ZONED DISTRICT</b> South Arcadia	
<b>ACCESS</b> Myrtus Avenue		<b>COMMUNITY</b> South Monrovia Islands	
		<b>EXISTING ZONING</b> A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area)	
<b>SIZE</b> 0.41 gross acres / 0.36 net acres	<b>EXISTING LAND USE</b> Single Family Residence	<b>SHAPE</b> Rectangular	<b>TOPOGRAPHY</b> Flat

### SURROUNDING LAND USES & ZONING

<b>North:</b> Single Family Residential / A-1		<b>East:</b> Commercial and Multifamily Residential / C-3	
<b>South:</b> Single Family and Multifamily Residential / A-1		<b>West:</b> Single Family and Multifamily Residential / A-1	
<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Los Angeles County General Plan	1 (Low Density Residential)	2 Dwelling Units	Yes, See discussion of Infill Study below in the "Key Issues" section

### ENVIRONMENTAL STATUS

A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

### DESCRIPTION OF SITE PLAN

The tentative parcel map and exhibit map dated January 25, 2007 depict one (1) multi-family lot subdivision with three (3) detached condominiums on 0.41 gross acres. The subject property currently contains a single family house that is to be removed. The proposed development will be accessed from Myrtus Drive via a 28-foot wide private driveway and fire lane extending into the subject property. The proposed grading for the project is 550 cubic yards of fill and no cut. Three guest parking spaces are proposed.

### KEY ISSUES

- An infill study of the area within 500 feet of the subject property shows that 20 of the parcels within this area have a density that is equal to or greater than the density proposed for this project. Since this neighborhood contains many housing types, the proposed detached condominiums would be a compatible addition.

(If more space is required, use opposite side)

### TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

<b>STAFF CONTACT PERSON</b>		
RPC HEARING DATE (S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b>		
<b>SPEAKERS*</b>	<b>PETITIONS</b>	<b>LETTERS</b>
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favo

## COMMITTEE RECOMMENDATION (Subject to revision based on public hearing)

☒ APPROVAL☐ DENIAL☐ No improvements \_\_\_\_\_ 20 Acre Lots \_\_\_\_\_ 10 Acre Lots \_\_\_\_\_ 2½ Acre Lots \_\_\_\_\_ Sect 191.2

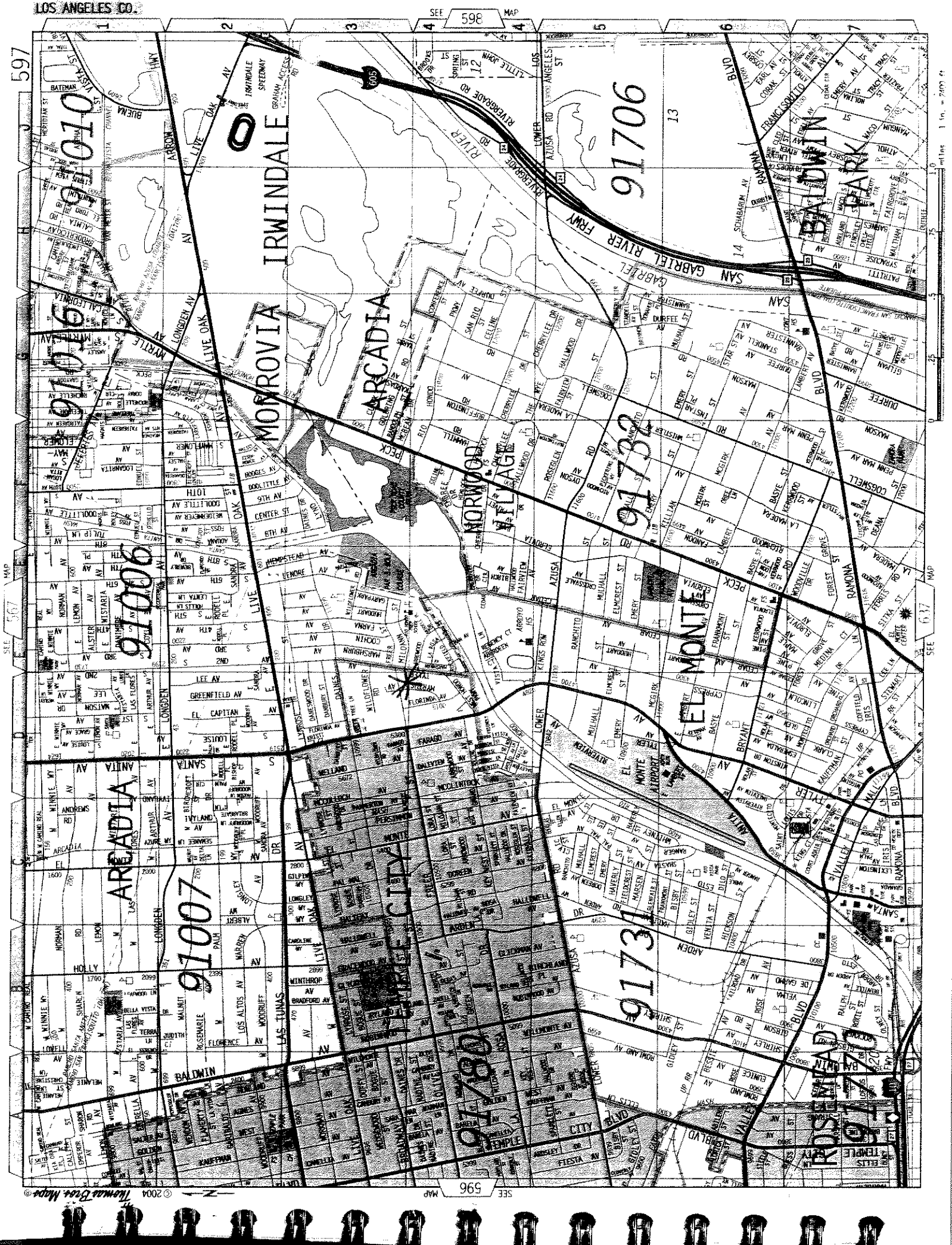
☒ Street improvements \_\_\_\_\_ Paving \_\_\_\_\_ X Curbs and Gutters \_\_\_\_\_ X Street Lights  
                                  X Street Trees \_\_\_\_\_ Inverted Shoulder \_\_\_\_\_ X Sidewalks \_\_\_\_\_ Off Site Paving \_\_\_\_\_ ft.

☒ Water Mains and Hydrants☐ Drainage Facilities☒ Sewer ☐ Septic Tanks ☐ Other \_\_\_\_\_☒ Park Dedication "In-Lieu Fee"

## SPECIAL INDIVIDUAL DEPARTMENT CONCERNS

## ISSUES AND ANALYSIS

- Staff recommends requiring two (2) additional trees – one (1) tree for each of the detached condominiums. In total, the requirement would be for three (3) trees on the property including one (1) in the front yard.



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91007

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91016

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MONROVIA

IRWINDALE

ARCADIA

TEMPLE CITY

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Photo 1: This is the subject property from the southwest.



Photo 2: The house that is to be removed.

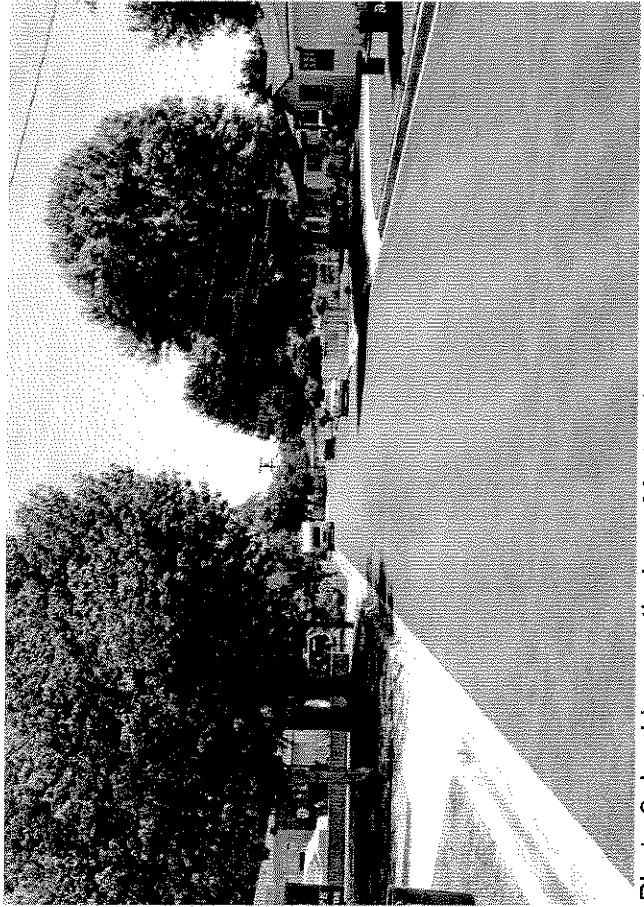


Photo 3: Looking south down Myrtus Avenue.

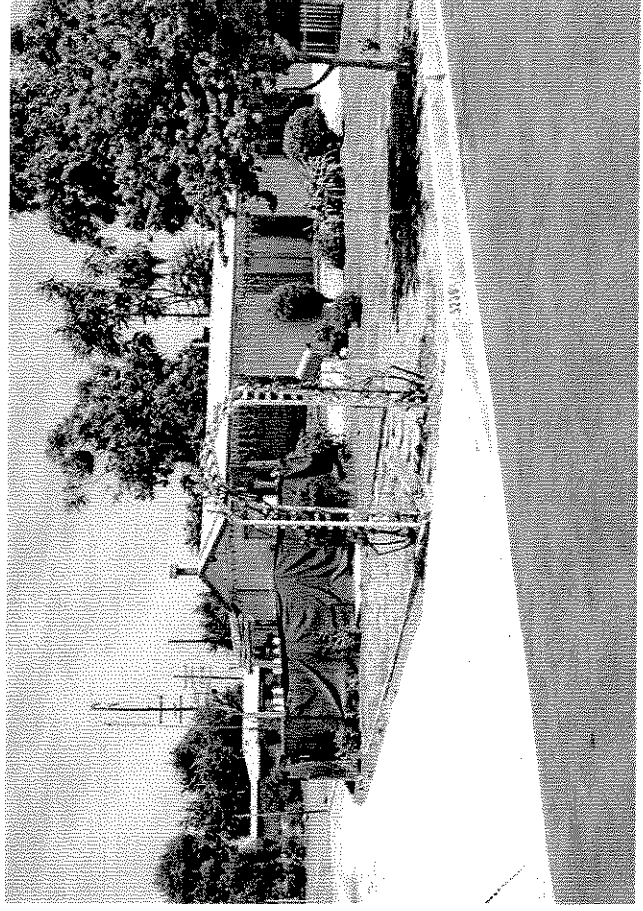


Photo 4: This is the subject property from the northwest.

## **TENTATIVE PARCEL MAP NO. 062176**

### **STAFF ANALYSIS**

**December 4, 2007 HEARING OFFICER PUBLIC HEARING**

#### **PROJECT OVERVIEW**

The applicant, Ying Chen Chen, proposes to create one multifamily lot with three (3) detached condominiums on a 0.41 gross acre site. The subject property currently contains a single family house which is to be removed.

The proposed development is located within the A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area) Zone and is required to comply with all of the land use requirements and development standards of the A-1 Zone.

The Los Angeles County General Plan ("General Plan") encourages "infill" residential development at a "slightly higher" than that allowed by the underlying plan category. In this case, the proposed development is in a developed area and uses an infill study to support a density in the Low-Medium Residential Land Use Category of the General Plan. This category allows a density of 6-12 dwelling units/acre as apposed to the underlying Low Density Residential Land Use Category which would only allow a maximum of 6 dwelling units per acre. Using these infill findings, 3 units are allowed on the subject property as opposed to 2.

A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

#### **DESCRIPTION OF PROJECT PROPERTY**

Location: The subject property is located at 5236 Myrtus Avenue in the unincorporated community of South Monrovia Islands.

Access: Myrtus Avenue will provide ingress and egress access to all three (3) detached condominiums via a common 28' private driveway and fire lane.

Services: Potable water will be supplied by the Southern California Water Company, a public water system, which guarantees water connection and service to all lots. Sewage disposal will be provided by the Los Angeles County Sanitation District.

**ENTITLEMENTS REQUESTED**

Parcel Map: The applicant has requested the approval of Tentative Parcel Map No. 062176. The subdivision request is to create multifamily lot with three (3) detached condominiums on a 0.41 gross acre site.

**EXISTING ZONING**

The project site is zoned A-1. The areas to the north, south, and west of the subject property are also zoned A-1. The area to the east of the subject property is zoned C-3 (Unlimited Commercial).

**EXISTING LAND USES**

The subject property currently contains a single family dwelling that is to be removed. There is residential development to the north, south, and west. The residences to the north are mostly single family houses, while the residences to the south and west are a mix of single family and multi-family residences. To the east, there is a mix of commercial and multi-family residential land uses.

**PREVIOUS CASE/ZONING HISTORY**

The current A-1 zoning on the property became effective on September 12, 1927 following the adoption of Ordinance Number 4851 which created the South Arcadia Zoned District.

**GENERAL PLAN CONSISTENCY**

The subject property is depicted in the Urban 1 Low Density Residential Land Use Category (one to six dwelling units per acre) of the General Plan ("General Plan"). This category permits a maximum of two dwelling units on the 0.41-gross acre property. The applicant's proposal to create three detached condominiums exceeds the density allowed under the Low Density Residential category. However, the General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:

1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;

**Staff Analysis**

2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
3. The proposed project will not overburden existing public services and facilities;
4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.

This proposed project has received assurance from the local water and sewer purveyors that these systems have the capacity to serve these three units. Additionally, the applicant will be required to upgrade an existing fire hydrant. This can be seen as a benefit that the applicant is providing for the neighborhood. Furthermore, three off-street visitor parking spaces will be provided to help limit the impact that the proposed development will have on parking on Myrtus Avenue. Finally, the applicant will have to provide a landscape plan showing where the three required trees will be placed. These trees will help to buffer the neighbors from the impact of the new residences.

A total of 20 of the parcels within 500 feet of the subject property have a density that is equal to or greater than that proposed for this project. Furthermore, there are 10 duplexes within the study area and 13 properties with three or more units. Directly to the east of the subject property are similarly sized parcels with six units and 12 units respectively. The surrounding residential zoning is A-1. The proposed density would be consistent and compatible with these existing land uses and zoning.

The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.



**Staff Analysis**

- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

**PROJECT DESCRIPTION**

Tentative Parcel Map No. 062176 and Exhibit Map dated January 25, 2007, depict three (3) detached condominiums on a 0.41 gross acre piece of land. The condominiums are proposed to be located on the north side of a shared 28 foot-wide private driveway and fire lane, running in a line from Myrtus Avenue toward the east property line. The rectangularly-shaped subject property currently contains a single family house that will be removed. The topography of the site is generally level. A total of 550 cubic yards of fill is proposed as part of this project. No cut is proposed.

Three guest parking spaces are proposed – one for each of the detached condominiums. The applicant has requested using the alternate cross-section for Myrtus Avenue to match the existing character of the street. Staff recommends granting the request to use the alternate cross-section. The applicant will also be required to dedicate an additional five feet to the Myrtus Avenue right of way.

**ENVIRONMENTAL DOCUMENTATION**

A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

**COUNTY DEPARTMENT AND AGENCY COMMENTS AND RECOMMENDATIONS**

The Los Angeles County Subdivision Committee consists of the Departments of Regional Planning, Public Works, Fire, Parks and Recreation, and Public Health. The Subdivision Committee has reviewed the Tentative Parcel Map and Exhibit Map dated January 25, 2007, and recommends approval of the project with the attached conditions.

**LEGAL NOTIFICATION/COMMUNITY OUTREACH**

On November 1, 2007, hearing notices regarding this proposal were mailed to all property owners as identified on the current Assessor's record within 1,000 feet of the subject property for a total of 397 notices. A total of 14 of these notices (3.5%) have been returned to the Los Angeles County Department of Regional Planning ("Regional Planning") and did not reach the designated recipients.

The public hearing notice was published in The Pasadena Star News on November 2, 2007 and La Opinion on November 3, 2007. Project materials, including a Tentative Parcel Map, Exhibit Map, Land Use Map, and County draft conditions of approval were received at the Temple City Public Library on November 3, 2007. One hearing notice was posted on the subject property on November 1, 2007.

### **CORRESPONDENCE RECEIVED**

At the time of writing, staff has received six letters in opposition to the proposed project. The letters outline neighbors' concerns regarding the density of the proposed project, the effect on the area's water system, the potential impact of the proposed grading, and potential parking and traffic problems. One letter also included a petition of twelve of the residents. These residents were opposed to the project and were also concerned about public notice. They believe that a large percentage of owners did not receive the mailed notice.

Staff has also received a few telephone calls with questions about the proposed project. The majority of the callers were also opposed to this project. Finally, staff has responded to email inquiries of neighbors and met with interested residents about the project proposal. One resident requested translations of the notice into various languages for his neighbors. Staff informed this resident of the languages that can be provided by Regional Planning.

### **STAFF EVALUATION**

The proposed development is consistent with all applicable provisions of the and the A-1 Zone. The proposed development is also consistent with the General Plan under infill development as it meets the established criteria. The subject property is surrounded by compatible uses and has access to a County-maintained street. All required public services and necessary infrastructure can be provided for the proposed subdivision.

The proposed development is consistent with existing residential development. The project is located in an urban area and no degradation of natural features is expected. The site has level topography.

The density of the proposed project meets the requirements of the General Plan and of the A-1 Zone. The water purveyor, the Southern California Water Company, has promised to serve the proposed condominiums and has. Finally, each detached condominium will have two covered parking space and one guest parking space. This seems like ample parking to keep from overburdening the street parking provided on Myrtus Avenue.

**Staff Analysis**

Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. Since this multi-family parcel proposes three (3) detached condominium units, an additional two (2) trees within the parcel is recommended for a minimum total of three (3) trees.

**STAFF RECOMMENDATION**

Staff recommends that the Hearing Officer close the public hearing and approve Tentative Parcel Map No. 062176 with the attached findings and conditions.

**Attachments:**

Factual

Thomas Brothers Guide Map Page

Site Photographs

Draft Findings

Draft Conditions

Tentative Parcel Map No. 062176 and Exhibit Map dated January 25, 2007

Land Use Map

GIS-NET Map

SMT:JSH

11/29/07

COUNTY OF LOS ANGELES  
FINDINGS OF THE HEARING OFFICER  
FOR TENTATIVE TRACT MAP NO. 062176

1. The Hearing Officer of the County of Los Angeles ("Hearing Officer") has conducted a public hearing on the matter of Tentative Parcel Map No. 062176 on December 4, 2007.
2. Tentative Parcel Map No. 062176 is a request to create one (1) multi-family lot with three (3) detached condominiums on 0.41 gross acres.
3. The subject property is located at 5236 Myrtus Avenue in the unincorporated community of South Monrovia Islands in the South Arcadia Zoned District.
4. The subject property is approximately 0.41 gross acres in size. It has a rectangular shape with level topography. The subject property currently contains a single family house that will be removed.
5. The parcel will take access from Myrtus Avenue, an existing public street, via a 28 foot-wide private driveway and fire lane.
6. The project site is zoned A-1 (Light Agricultural – 5,000 Square Feet Minimum Required Lot Area).
7. There is residential development to the north, south, and west. The residences to the north are mostly single family houses, while the residences to the south and west are a mix of single family and multi-family residences. To the east, there is a mix of commercial and multi-family residential land uses.
8. The subject property currently contains a single family house (which is to be removed). The property is surrounded by residential development to the north, south, and west and the commercial and residential to the east.
9. The project design complies with the standards of the A-1 zoning classification. Detached residences are permitted in the A-1 zone pursuant to Section 22.24.070 of the Los Angeles County Code ("County Code").
10. The subject property is located within Category 1 (Low Density Residential) of the Los Angeles Countywide General Plan ("General Plan"). This category allows for a maximum density of six dwelling units per gross acre for a maximum of two dwelling units on the subject property. The project proposes three dwelling units which exceeds the maximum.

11. The General Plan supports concentrated urban development. Specifically, "infill" residential development at "slightly higher" densities may be permitted (i.e., infill parcels designated for a Low Density Residential density may be developed at the Low-Medium Residential density of six to twelve dwelling units per acre). To qualify for the higher density, a project must comply with the following criteria:
  1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community;
  2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses;
  3. The proposed project will not overburden existing public services and facilities;
  4. The proposed use will not disrupt or adversely impact local traffic and parking conditions; and
  5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review.
12. The proposed project has received assurance from the local water and sewer purveyors that these systems have the capacity to serve these three units. Additionally, the applicant will be required to upgrade an existing fire hydrant. This can be seen as a benefit that the applicant is providing for the neighborhood.
13. Three off-street visitor parking spaces will be provided to limit the impact that the proposed development will have on street parking on Myrtus Avenue.
14. The applicant will have to provide a landscape plan showing where the three required trees will be placed. These trees will help to buffer the neighbors from the impact of the new residences.
15. A total of 20 of the parcels within 500 feet of the subject property have a density that is equal to or greater than that proposed for this project. Furthermore, there are 10 duplexes within the study area and 13 properties with three or more units. Directly to the east of the subject property are similarly sized parcels with six units and 12 units respectively. The surrounding residential zoning is A-1. The proposed density would be consistent and compatible with these existing land uses and zoning.



16. The Housing Element of the General Plan states applicable goals for the provision of housing including (Chapter 8, Pages 3-4):

- A wide range of housing types in sufficient quantity to meet the needs of current and future residents, particularly persons and household with special needs, including but not limited to lower-income households, senior citizens and the homeless.
- A housing supply that ranges broadly enough in price and rent to enable all households, regardless of income, to secure housing.

17. Other applicable General Plan goals and policies include:

Land use and urban development pattern

- Promote the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land.
- Promote a balanced mix of dwelling unit types to meet present and future needs, with emphasis on family owned and moderate density dwelling units (twinhomes, townhouses and garden condominiums at garden apartment densities).
- Promote the provision of an adequate supply of housing by location, type and price.

18. The Hearing Officer finds the proposed project is consistent with the goals and policies of the General Plan.

19. At the December 4, 2007 public hearing, the Hearing Officer heard staff presentation regarding the proposed development.

20. At the December 4, 2007 public hearing, after hearing all testimony the Hearing Officer closed the public hearing and approved Tentative Parcel Map No. 062176.

21. Pursuant to Section 21.32.195 of the County Code, one (1) tree is required within the front yard of each residential lot. As one (1) multi family lot with three (3) detached condominium units is proposed, an additional two (2) trees for a minimum total of three (3) trees is required.

22. The site is physically suitable for the density and type of development proposed since it has access to a County-maintained street, will be served by public sewers, and will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs.

23. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
24. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.
25. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
26. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan.
27. A Categorical Exemption (Class 15) has been recommended for this project pursuant to the California Environmental Quality Act ("CEQA") and the Los Angeles County Environmental Guidelines.

THEREFORE, in view of the findings of fact and conclusions presented above, Tentative Parcel Map No. 062176 is approved, subject to the attached conditions established by the Hearing Officer and recommended by the Los Angeles County Subdivision Committee.

**CONDITIONS:**

1. Conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") and the requirements of the A-1 zone.
2. Label the driveway as "Private Driveway and Fire Lane" on the final map.
3. Submit a copy of the project Covenants, Conditions and Restrictions ("CC&Rs") to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval prior to final map approval.
4. Post the common driveway as "No Parking – Fire Lane" and provide for its continued enforcement in the CC&Rs. Submit a copy of this document to be recorded to Regional Planning prior to final map approval.
5. Parcel No. 1 of this map is approved as a condominium project for a total of three (3) detached condominium units whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note on the final map to this effect to the satisfaction of Regional Planning and the Los Angeles County Department of Public Works ("Public Works").
6. Provide in the CC&Rs a method for ensuring that an adequate lighting system along all walkways is constructed within the common areas to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
7. Provide in the CC&Rs a method for the continual maintenance of the common areas, including the driveways and the lighting system along all walkways to the satisfaction of Regional Planning. Submit a copy of the document to be recorded to Regional Planning prior to final map approval.
8. In accordance with Section 21.32.195 of the County Code, the Subdivider or successor in interest shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential parcel, with an additional two tree to be planted. The location and the species of said trees shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by Regional Planning, and a bond shall be posted with Public Works or other verification shall be submitted to the satisfaction of Regional Planning to ensure the planting of the required trees.
9. A Final Parcel Map is required; a Parcel Map Waiver is not allowed.

10. Remove existing structures prior to final map approval. Submit proof of removal to Regional Planning prior to final map approval.
11. The Subdivider shall defend, indemnify and hold harmless the County of Los Angeles ("County"), its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, and employees to attack, set aside, void or annul this parcel map approval, or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of the Government Code Section 65499.37 or any other applicable time period. The County shall promptly notify the Subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense.
12. In the event that any claim, action or proceeding as described above is filed against the County, the Subdivider shall within ten days of the filing pay Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the Subdivider, or the Subdivider's counsel. The Subdivider shall pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the deposit amount, the Subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to the completion of the litigation.
  - b. At the sole discretion of the Subdivider, the amount of the initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the Subdivider according to the County Code Section 2.170.010.

Except as modified herein above, this approval is subject to all the conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 062176 (Rev.)

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TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

The following reports consisting of 10 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.



COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 062176 (Rev.)

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TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Place standard condominium notes on the final map to the satisfaction of Public Works.
8. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
10. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., over the private driveways in documents to the satisfaction of Public Works.
11. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
12. Quitclaim or relocate easements running through proposed structures.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
PARCEL MAP NO. 062176 (Rev.)

Page 3/3

TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

15. If signatures of record title interests appear on the final map, a preliminary guarantee is needed. A final guarantee will be required. If said signatures do not appear on the final map, a title report/guarantee is needed showing all fee owners and interest holders and this account must remain open until the final parcel map is filed with the Registrar-Recorder/County Clerk's Office.
16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by <sup>+HW</sup> Henry Wong  
pm62176L-rev2.doc

Phone (626) 458-4915

Date 03-29-2007



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
SUBDIVISION PLAN CHECKING SECTION  
DRAINAGE AND GRADING UNIT

PARCEL MAP NO. 062176

REV TENTATIVE MAP DATED 01/25/07  
EXHIBIT MAP 01/25/07

DRAINAGE CONDITIONS

- 1 Approval of this map pertaining to drainage is recommended.
- =====

GRADING CONDITIONS:

- 1 A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Diego G. Rivera Date 03/28/07 Phone (626) 458-4921  
DIEGO G. RIVERA

County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925

DISTRIBUTION  
\_\_\_\_ Geologist  
\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

PARCEL MAP 62176  
SUBDIVIDER Ping Chen  
ENGINEER Cal Land Engineering  
GEOLOGIST \_\_\_\_\_  
SOILS ENGINEER Quartech Consultants

TENTATIVE MAP DATED 01-25-07, 2nd Revision and Exhibit  
LOCATION Temple City  
REPORT DATE \_\_\_\_\_  
REPORT DATE 07-06-05, 10-08-04

[ ] TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- [ ] The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- [ ] A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- [ ] All geologic hazards associated with this proposed development must be eliminated,  
or  
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- [ ] A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). \_\_\_\_\_ refer to the Soils Report(s) by \_\_\_\_\_, dated \_\_\_\_\_."
- [ ] The Soils Engineering review dated \_\_\_\_\_ is attached.

[X] TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- [ ] This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- [X] The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- [X] Soils engineering reports may be required prior to approval of building or grading plans.
- [ ] Groundwater is less than 10 feet from the ground surface on lots \_\_\_\_\_
- [X] The Soils Engineering review dated 3-6-07 is attached.

Prepared by Robert O. Thomas Reviewed by [Signature] Date 03-05-07

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office 5.0  
PCA LX001129  
Sheet 1 of 1

Tentative Parcel Map 62176

Location 5236 Myrtus Avenue, Temple City  
Developer/Owner Ying Chen Chen  
Engineer/Architect Cal Land Engineering  
Soils Engineer Quartech Consultants  
Geologist —

DISTRIBUTION:

\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:

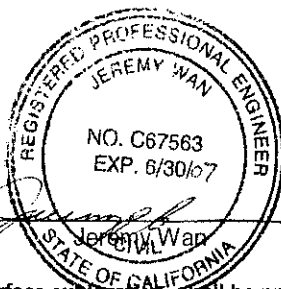
Tentative Parcel Map and Exhibit Dated by Regional Planning 1/25/07 (rev.)  
Soils Engineering Report and Addendum Dated 7/6/05, 10/8/04  
Previous Review Sheet Dated 9/13/05

ACTION:

Tentative Map feasibility is recommended for approval, subject to the condition below:

REMARKS:

At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by

Date 3/6/07

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepubl\Soils Review\Jeremy\PR 62176, Myrtus Avenue, Temple City, TPM-A\_5.doc



The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate right of way 30 feet from centerline along the property frontage on Myrtus Avenue. Five feet of additional right of way is required beyond the existing right of way line.
2. Repair any broken or damaged curb, gutter, and pavement along the property frontage on Myrtus Avenue.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Myrtus Avenue.
4. Construct sidewalk adjacent to the back of curb along the property frontage on Myrtus Avenue to the satisfaction of Public Works. Permission is granted to use the alternate street section on Myrtus Avenue. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.
5. Construct parkway improvements (sidewalk, driveway, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements along the property frontage on Myrtus Avenue to the satisfaction of Public Works.
6. Plant street trees along the property frontage on Myrtus Avenue. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
7. Underground all new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
8. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Myrtus Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

- b. The proposed development is within an existing Lighting District. For acceptance of street light transfer of billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
9. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

*HCW*  
Prepared by Allan Chan  
pm62176r-rev2.doc

Phone (626) 458-4915

Date 03-27-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - SEWER  
PARCEL MAP NO. 62716 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install separate house laterals to serve each building in the land division.
2. A sewer area study for the proposed subdivision (PC11935as, dated 10-18-2006) was reviewed and approved. No additional mitigation measures are required. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.

*HW*  
Prepared by Imelda Ng  
pm62176s-rev2.doc

Phone (626) 458-4921

Date 03-26-2007

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION - WATER  
PARCEL MAP NO. 062176 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-25-2007  
EXHIBIT MAP DATED 01-25-2007

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
4. Submit landscape and irrigation plans for each multi-family lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

*HW*

Prepared by Lana Radle  
pm62176w-rev2.doc

Phone (626) 458-4921

Date 03-26-2007



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

R.P. - Joshua

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: PM 62176 Map Date January 25, 2007 - Ex.A

C.U.P. \_\_\_\_\_ Vicinity Arcadia

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☐ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on tentative map is adequate and may be reduced to 24'.

By Inspector: Janna Masi NE Date March 29, 2007

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783





COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. PM 62176 Tentative Map Date January 25, 2007 - Ex.A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is      gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing      gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install      public fire hydrant(s). Upgrade existing 1 public fire hydrant(s).
- Install      private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☒ Other location: Upgrade the hydrant on the S/E Corner of Myrtus and Freer.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: Per Southern California Water Company, fire flow is NOT ADEQUATE. The existing fire hydrant must be upgraded to meet current fire flow requirements. The fire hydrant upgrade must be completed or bonded for prior Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi W Date March 29, 2007



LOS ANGELES COUNTY  
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 62176      DRP Map Date: 01/25/2007      SCM Date: / /      Report Date: 03/29/2007  
Park Planning Area # 5      ARCADIA ISLANDS      Map Type: REV. (REV RECD)

Total Units  = Proposed Units  + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.02
IN-LIEU FEES:	\$5,742

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$5,742 in-lieu fees.

Trails:

No trails.

Comments:

Proposed 3 detached residential condominium units, with credit for 1 existing house to be removed, net density increase of 2 units.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By:

  
James Barber, Developer Obligations/Land Acquisitions

Supv D 5th,  
March 29, 2007 08:12:26  
QMB02F.FRX



# LOS ANGELES COUNTY DEPARTMENT OF PARKS AND RECREATION



## PARK OBLIGATION WORKSHEET

Tentative Map #	62176	DRP Map Date: 01/25/2007	SMC Date: / /	Report Date: 03/29/2007
Park Planning Area #	5	ARCADIA ISLANDS		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census\*. Assume \* people for detached single-family residences; Assume \* people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume \* people for apartment houses containing five or more dwelling units; Assume \* people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 3 = Proposed Units 2 + Exempt Units 1

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	2	0.02
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	0	0.00
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			1	
Total Acre Obligation =				0.02

Park Planning Area = 5 ARCADIA ISLANDS

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.02	\$287,107	\$5,742

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.02	0.00	0.00	0.02	\$287,107	\$5,742



COUNTY OF LOS ANGELES  
**Public Health**

JONATHAN E. FIELDING, M.D., M.P.H.  
Director and Health Officer

JOHN F. SCHUNKOFF, Ph.D.  
Chief Deputy

Environmental Health  
TERRANCE POWELL, R.E.H.S.  
Acting Director of Environmental Health

Bureau of Environmental Protection  
Mountain & Rural/Water, Sewage & Subdivision Program  
5050 Commerce Drive, Baldwin Park, CA 91706-1423  
TEL (626)430-5380 - FAX (626)813-3016  
[www.lapublichealth.org/eh/progs/envlrp.htm](http://www.lapublichealth.org/eh/progs/envlrp.htm)



BOARD OF SUPERVISORS

Gloria Molina  
First District

Yvonne B. Burke  
Second District

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Don Knebe  
Fourth District

Michael D. Antonovich  
Fifth District

34

March 28, 2007

RFS No. 07-0003949

Parcel No. 062176

Vicinity: South Arcadia

Parcel Map Date: January 25, 2007 (2<sup>nd</sup> Revision)

The County of Los Angeles Department of Public Health's approval for **Tentative Parcel Map 062176** is contingent upon the following conditions:

1. Potable water will be supplied by the **Southern California Water Company**, a public water system, which guarantees water connection and service to all parcels. The "will serve" has been received by the Department.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District** as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.

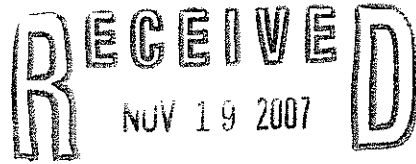
Respectfully,

Becky Valeri E.H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

November 9, 2007

Los Angeles County  
Department of Regional Planning  
320 West Temple St.  
Los Angeles, CA 90012



Re: Tentative Parcel Map No. 062176

Dear Sir,

I am writing to let you know that I am opposed to the proposed plan to build 3 detached Condos after the destruction of 1 single family home at the address of 5236 Myrtus Avenue in Temple City.

My family and I have lived and owned property on this street for over 30 years. The entire time that we have been in this areas, all of the homes have been single family homes. We have seen one home knocked down and rebuilt and some enlarged, some improved but never any knocked down for the building of multiple dwellings.

This is not the area for a multiple resident structures as this is a quiet street. The new construction of a multiple resident structure will only cause additional traffic crowding the streets with parked cars and raise the noise level. Once one goes up, it will only start there.

Condos are meant for busier streets with a larger space to build which would not severely impact the neighborhood.

We encourage you to deny this request as we would like to see our neighborhood stay with single family homes on each property. We continue to keep packing as many homes into our neighborhoods, which in turn overcrowds or schools and lowers the quality of our education system due to excessively large classes.

Again, we ask that you deny this request.

Sincerely,

November 9, 2007

Los Angeles County  
Department of Regional Planning  
320 West Temple St.  
Los Angeles, CA 90012



Re: Tentative Parcel Map No. 062176

Dear Sir,

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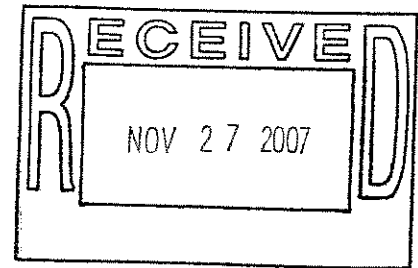
Again, we ask that you deny this request.

Sincerely,

*Rick + Cathy Yates*

Untitled

KEVIN CHAU  
5145 MYRTUS AVE  
TEMPLE CITY, CA 91780



DEPARTMENT OF REGIONAL PLANNING  
ATTENTION: JOSH HUNTINGTON  
320 W. TEMPLE ST  
LOS ANGELES, CA 90012

RE: PARCEL NO: 062176  
5236 MYRTUS AVE  
TEMPLE CITY, CA 91780

TO WHOM IT MAY CONCERN:

I AM A RESIDENT ON THIS STREET, AND I AM SENDING  
THIS LETTER  
OF OPPOSITION (NOT TO ALLOW) THE CONSTRUCTION TO  
OCCUR.

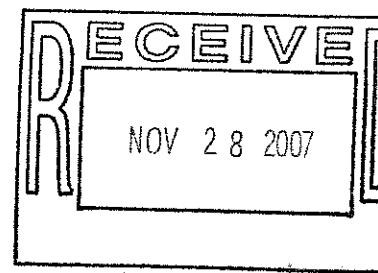
THANK YOU  
KEVIN CHAU

Handwritten signature of Kevin Chau in cursive script.

5145 MYRTUS AVE  
TEMPLE CITY, CA 91780

Josh Huntington:

11/25/07



This is regard to: Tentative Parcel Map No. 062176  
5236 Myrtus Ave 91780

I have concerns about the total **number of units** and the way it will affect the density of the neighborhood. This street is generally made up of single-family homes. A number of lots have been split in the past with no more than two home being built.

Is this proposal up to current standards in Arcadia for lot size verse unit size and number of units?

This area is not police effectively, the sheriff only allow on car for the area. Added density will only ad to the problem.

How much **off street parking** is allowed for each unit? In most of these developments the developers gives little concern for parking of residents and visitors? More cars parked on the street will ad to the problems. An example of this is the apartments on West Hondo Pky.

The **water system** in the area is all ready falling more units will increase the problem. Check the number of repairs that have been made to this very old system.

The **school system** is all ready full.

Recently Temple City did not find this area worthy to annex. Will this make this area better?

What will the development **do for** the neighborhood?

**Two units with proper parking would make a positive impact on the area.**

Sincerely: John Miner  
5215 Myrtus Ave  
Temple city Cal. 91780

Phone: (626) 443 5338  
E-mail johnpminer@gmail.com



JOHN AVELAR

5223 MYRTUS AVE.

TEMPLE CITY, CA., 91780

11-26-07

TO WHOM IT MAY CONCERN:

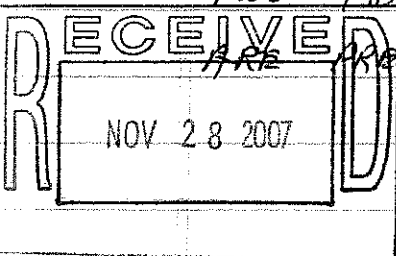
I AM VERY MUCH OPPOSED TO TENTATIVE PARCEL MAP NO. 062176, I HAVE LIVED IN THIS NEIGHBORHOOD FOR OVER 50 YRS. I DO NOT WANT TO SEE THIS HIGH DENSITY BUILDING ON OUR STREET,

HOW CAN YOU ALLOW THE BUILDING OF THREE 2 STORY DETACHED HOMES ON 0.41 ACRES, WHEN WE ARE ZONED FOR EITHER A-1 OR R-1 ZONING?

THIS WILL MEAN MORE CARS, MORE TRAFFIC, MORE NOISE, AND NOT BEING ABLE TO PARK IN FRONT OF MY OWN HOUSE ANYMORE.

IF YOU ALLOW THIS TO HAPPEN AT 5236 MYRTUS, I'M AFRAID THE SAME THING WILL HAPPEN AT 5228 MYRTUS, WHICH IS DIRECTLY ACROSS THE STREET FROM ME, THIS PROPERTY HAS BEEN ON THE MARKET FOR SEVERAL MONTHS NOW AND HAS A SIMILAR SIZED LOT.

I WOULD NOT BE OPPOSED TO BUILDING TWO HOMES ON THIS PROPERTY, SINCE THERE ARE PRESENTLY TWO HOMES ON SOME LOTS.



THANK YOU

John Avelar

Sht 1 of 2

Los Angeles County Department of Planning Lands Division  
Room 1382 Hall of Records  
320 West Temple Street  
Los Angeles, CA 90012 (fax 213-626-0434)

Ref: Tentative Parcel Map No. 062176

**A Large Percentage of Property Owners within the 500 ft DID NOT RECEIVE THE NOTICE of This Parcel Change.**

**Letter of Opposition**

(5236 Myrtus Ave. Temple City Ca 91780 APN 8574-014-044)

Notice states that owner is requesting this Tentative Parcel Zoned A Single Family Residential / A1 with Maximum Density of 2 Dwellings (**NO CREDIT for EXISTING STRUCTURE**) to be allowed to have High Density of 3 Detached Condominiums at this location Under the Same Zoning of A1. **This We Consider a NEGATIVE DECLARATION and This will Destroy the Personality of Our Neighborhood.** With 3 Two Story Buildings. The Traffic will now be increased and Parking at a Premium; Utilities are Stressed Now in our area. There plan is to increase lot height by adding 550 yards of fill which will increase the height of the land by almost 10" which will cause water runoff to flood others property. There are other issues like Water & Electrical and Fences being removed and No Definite Markers of Property Lines on this and there **are NO Statements for Conservation items like SOLAR being used on the Proposed plans**

**That's why we say NO to this owner's request**

This has been prepared for signature to be faxed to Planning on Thursday 11-29-07 to make it into the notes for Opposition to this tentative parcel change.

Some of the people / Names on this will have also sent in letters of there concerns but since many Did NOT receive a notice of intent I have collected there Signatures

All Signatures on Sht 2 of 2  
HAVE READ THIS BEFORE SIGNING

QM

Los Angeles County Department of Planning Lands Division  
320 West Temple Street  
Los Angeles, CA 90012 (fax 213-626-0434)

Ref: Tentative Parcel Map No. 062176

Letter of Opposition

(5236 Myrtus Ave. Temple City Ca 91780 APN 8574-014-044)

R. MORGAN 5209 Myrtus TC 91780

R. Morgan

Seyoukh 5202 Florida Ave TC 91780

Janie Gonzales 5221 Florida Ave Temple City

JOHN AVELAR 5223 MYRTUS, T.C. 91780

John Avelar

Alicia Aguilar 5122 Myrtus Ave, T.C. 91780

James Pearson 5104 Myrtus, T.C. 91780

James Rito 5016 Florida T.C. 91780

John P. Miner 5215 Myrtus Ave 91780

Hinda Sahara 5144 Myrtus Ave, T.C. 91780

Elizabeth Basul 11130 Freer St T.C. CA 91780

John P. Miner 11160 FREER ST TC 91780

Linda W. Dugan 11150 Freer St Temple City 91780

Slit 2 of 2